



Order Filed on June 8, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon  
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KML Law Group, PC  
216 Haddon Avenue, Suite 406  
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THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK as  
successor in interest to JP Morgan Chase

In Re:  
Leticia Rojas,  
  
Debtor.

Case No: 18-19362 VFP

Judge: Vincent F. Papalia

**CONSENT ORDER EXTENDING REDEMPTION PERIOD FOR REAL  
PROPERTY LOCATED AT 180 DOUGLAS ROAD, FAR HILLS, NJ TO  
JULY 9, 2018**

The relief set forth on the following pages two (2) through three (3) is hereby ordered  
**ORDERED.**

**DATED: June 8, 2018**

  
\_\_\_\_\_  
Honorable Vincent F. Papalia  
United States Bankruptcy Judge

**WHEREAS** on May 8, 2018 this Chapter 11 Bankruptcy Petition was filed by Debtor, Leticia Rojas; and

**WHEREAS** on May 8, 2018, after the Bankruptcy Petition was filed, the Sheriff of Somerset County sold real property located at 180 Douglas Road, Far Hills, NJ; and

**WHEREAS** the parties disputed whether or not 11 USC 108 serves to extend the state court 10-day redemption period since the Bankruptcy was filed before the sheriff sale; and

**WHEREAS** the parties previously amicably agreed to resolve the dispute by extending the redemption period to June 8, 2018; and

**WHEREAS** the debtor was unable to complete refinancing of the property prior to June 8, 2018 but has a commitment from a lender to provide a loan in the amount of \$2.85Million that can close within 30 days; it is

**ORDERED** that the redemption period for real property located at 180 Douglas Road, Far Hills, NJ is hereby extended to July 9, 2018; and

**IT IS FURTHER ORDERED** that the debtor, Leticia Rojas, may redeem the subject property located at 180 Douglas Road, Far Hills, NJ on or before July 9, 2018; and

**IT IS FURTHER ORDERED** that the redemption amount shall include all advances, costs and attorney's fees incurred by secured creditor since entry of the final judgment of foreclosure; and

**IT IS FURTHER ORDERED** that there shall be no further extension of the redemption period. In the event the loan is not paid in full on or before July 9, 2018, secured creditor shall be entitled to dispose of the property however it sees fit.

**CONSENTED AND AGREED TO:**

/s/ Denise Carlon

Denise Carlon, Esq.

KML Law Group, P.C.

Attorneys for THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as  
successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage  
Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR8

/s/ Bruce Radowitz

Bruce Radowitz, Esq.

Attorney for Debtor, Leticia Rojas

**Certificate of Notice Page 4 of 4**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Leticia Rojas  
Debtor

Case No. 18-19362-VFP  
Chapter 11

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jun 08, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 10, 2018.

db +Leticia Rojas, 640 Irvington Avenue, Hillside, NJ 07205-3143

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 10, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 8, 2018 at the address(es) listed below:

Bruce W. Radowitz on behalf of Debtor Leticia Rojas bradowitz@comcast.net,  
r45676@notify.bestcase.com  
Denise E. Carlon on behalf of Creditor THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK  
as successor in interest to JP Morgan Chase Bank, N.A. as Trustee, et al.  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
Michael Seth Adler on behalf of Creditor Local 282 Trust Funds madler@cwsny.com,  
ecf@cwsny.com  
Rebecca Ann Solarz on behalf of Creditor THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW  
YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee, et al.  
rsolarz@kmlawgroup.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5